



## **14 WILLOW TREE LANE, UB4 9BB - TRANSPORT STATEMENT**

**20th June 2025**

### **OUTLINE :**

This statement is to support a planning application for change of use from dwelling house (Class C3) to 8 bed / **maximum 8 person HMO** (Class Sui Generis) to a semi-detached property.

### **STATEMENT:**

The site is located at the Western end of Willow Tree Lane and close to the junction of Yeading Lane. The area has a PTAL rating of 2 – see Appendix 3 for Transport For London report.

The property has recently gone through the construction of a 2 storey side extension and this application is seeking consent for a change of use from Class C3 (Dwelling) to an 8 bed /8 person Sui Generis (Large HMO).

The property does have a large front hardstanding space suitable for 2 vehicles. It is important to note that there is no Council Parking Management Scheme in the local area – see map plan appendix 1. All local residents are free to park on the surrounding roads subject to single & double line markings.

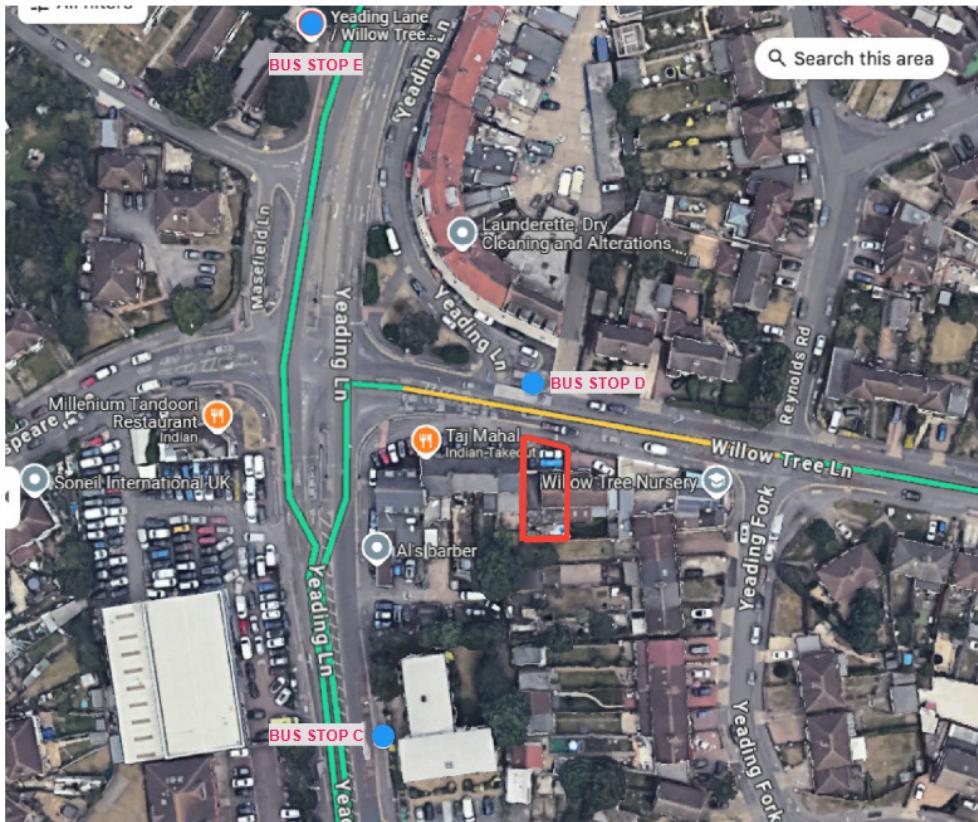
The proposed plans include provisions for 8 secure bike stands in the rear garden. Positioned in the back garden, the bikes are secured behind a locked side gate and will also be out of sight from a very busy public roadside reducing the risk of theft. Access to the bikes is level and step free.

The site has a PTAL 2 rating – see Appendix 3 for Transport For London report. The site is well served by the E6, 696, 697, 140 and SL9 buses which travel between Hayes, Greenford, Harrow, Northolt and Ruislip providing links to both numerous train and underground tube stations – see bus list in appendix 2. Please note the bus stop for the E6 & 696 is directly opposite the house, and the 697, 140 and SL9 bus stop is 5 minute walking distance away – See satellite image for bus stop location in relation to application site. The site is very well connected to local facilities, towns and wider transport by non-car modes of travel.

The SL9 Super Loop bus is minutes walk away and is part of a network of 10 express bus routes in outer London. The Superloop is now complete, with routes circling the entire capital. It connects town centres, hospitals, schools, and transport hubs.

The Superloop is a key part of the Mayor's commitment to improve the bus network in outer London to maximise the benefits of the London-wide Ultra Low Emission Zone (ULEZ) expansion. As noted above, the bus stop to access the Superloop is only a few minutes' walk away.

The photo below shows the location of the site (red outline) and bus stops which are within 5 minutes walk.



This diagram shows the extensive network around London created by the Super Loop bus service.

## Travelling on the Superloop



The site is approximately 20m walking distance from the local parade of shops (food shops, pharmacy, Post Office, restaurants etc). The immediate area is well supported by local amenities reinforcing the reduced requirement to own a car. The aerial photography below shows the proximity of shops to the application site. The orange line reflects the good mix of local shops and the blue dot represents the close proximity of the site.



With respect to the relevant Planning Policy, the London Plan 2021 (Policy T6.1) sets out the parking requirements for residential developments. Criterion E states:

**“Large scale, purpose-built shared living, student accommodation and other sui generis residential uses should be car free.”**

Following the review of the Use Classes Order that came into effect on 1st September 2020, HMO's for more than 7 residents are considered to be sui generis. As such, in this case the conversion to an 8 bed HMO should not include the provision of additional car parking in order to comply with London Plan policy T6.1E.

Table 10.2 of the London Plan 2021 identifies the minimum cycle parking requirement for developments. The “Sui Generis” category recommends that shared living developments should be treated as studios for the purpose of assessing the level of cycle parking. Table 10.3 identifies that “studios” should be provided with 1



cycle space per unit. As part of the proposals a bespoke cycle storage enclosure will be provided that will be suitable to accommodate up to 8 bicycles.

In conclusion, in order to comply with the London Plan, the proposed development of an 8 bed HMO should not provide any additional car parking. The site is well located to provide access to public transport leading to the principal towns, destinations, and local facilities all within a few minutes' walking time from the property.

To support this development further, the proposal includes secure cycle storage for all of the residents of the property.

### **ALTERNATIVE TO OWNING A CAR.**

Within more local London Boroughs, the “car club” network is expanding. This club allows you to hire a car for the day without the cost and expense of owning a car itself.

Within Hillingdon the club that exists is Hiyacar. This is a network of private owners offering their own cars for hire. Below is an extract from their website explaining how the process works:

#### **How does Hiyacar work?**

Hiyacar makes it easy to hire a car, no matter where you happen to be. It works by connecting car owners with those who are looking to hire, and making the hiring process simple and completely stress-free.

With Hiyacar, it couldn't be easier to find a vehicle and arrange a booking. It's just a case of setting up an account and getting it verified, then browsing the wide range of hire vehicles available online. Cars can be searched for by area, so you'll only see the vehicles that are most relevant to you. Drivers can even choose their vehicle preferences and browse according to size, model and price.

Once the right car has been found, book it in just a couple of clicks. The owner will then receive that booking, and can choose whether or not to accept it. If it's accepted, it's just a case of arranging the collection of the vehicle at a time that suits you. That's all there is to it.

Find out more about [how Hiyacar works](#) or contact us if you have any questions.

#### **Where can I hire a car with Hiyacar?**

Hiyacar is now being used up and down the UK. We've got a huge number of vehicles for drivers to choose from, meaning you'll never have any problems finding a vehicle that suits you.

Search for your hire car by town or postcode to find the cars in your area, and browse the available vehicles until you find your perfect match. Hiyacar has vehicles available to hire in almost all of the UK's biggest cities, with many options for those in smaller towns too. Browse listings in your area to see which hire cars are available to rent now!



From a quick search it can be clearly demonstrated how easy it is to hire a car. Within 3 miles of the application site there are 18 cars for hire with the closest 2 cars being within 1 miles walking distance.

hiyacar List car Hire Public Sector Businesses Sign up Log in

Willow Tree Lane, Hayes, UK Pick-up date Time Return date Time

Filter your search Price Make Seats Transmission Type More Filters... By Distance

Up to 3 miles x

Showing 1 - 18 of 18 cars

\* Prices shown exclude booking fee and insurance, calculated from your driving history and the car. [Learn more](#) about our insurance policy

 MINI Cooper £3/hour* 1.0 mi · Manual · 6 Bookings	 Toyota Yaris £4/hour* 2.4 mi · Automatic · New listing	 Volkswagen Polo £3/hour* 2.2 mi · Manual · New listing
 Fiat Punto £10/hour* 1.0 mi · Manual · New listing	 Ford Focus £3/hour* 3.3 mi · Automatic · ★★★★★ 1 FAST RESPONSE	 MINI One £5/hour* 1.7 mi · Manual · 26 Bookings FAST RESPONSE

This further reinforces that car ownership is not required and joining a car club only provides an additional method of transport to the local bus and cycling network.



## **CONCLUSION**

The application site contains off street parking, sufficient to provide parking for 2 cars at one time. Given the nature of a HMO, typically this type of housing tenure does not generally produce a high level of car-ownership. This is partially due to the type of tenure (short term accommodation) and demographic of lower-income tenants.

Furthermore, cycle storage for 8 bicycles will be provided to rear, accessible from the side entrance, for each occupant. This will encourage occupants to make use of alternative methods of transport and further reduce reliance on vehicles.

Directly opposite across the road is a vast selection of amenities from bakeries, convenience stores, restaurants and a pharmacy on Yeading Lane.

The application site is located in close proximity to daily bus services which can be accessed by foot in a matter of minutes, thus further reducing the need for vehicles.

One fundamental point that must be highlighted, and it seems is a concern to the Council's planning team is the number of people living in the property. As it stands, the house is a C3 dwelling that could easily accommodate 6 adults. If you refer to the consented application (5516/APP/2025/3) and the drawings attached to this application, it is clear to see that the 3 large double bedrooms could accommodate 6 people.

The request in this application is to increase that by 2 people to a maximum of 8 people. This proposal would provide an appropriate alternative and greater flexibility for housing in this location. We would submit that the increase of 2 people would not materially harm the local highway network and result in a higher parking requirement and therefore should not warrant a refusal.

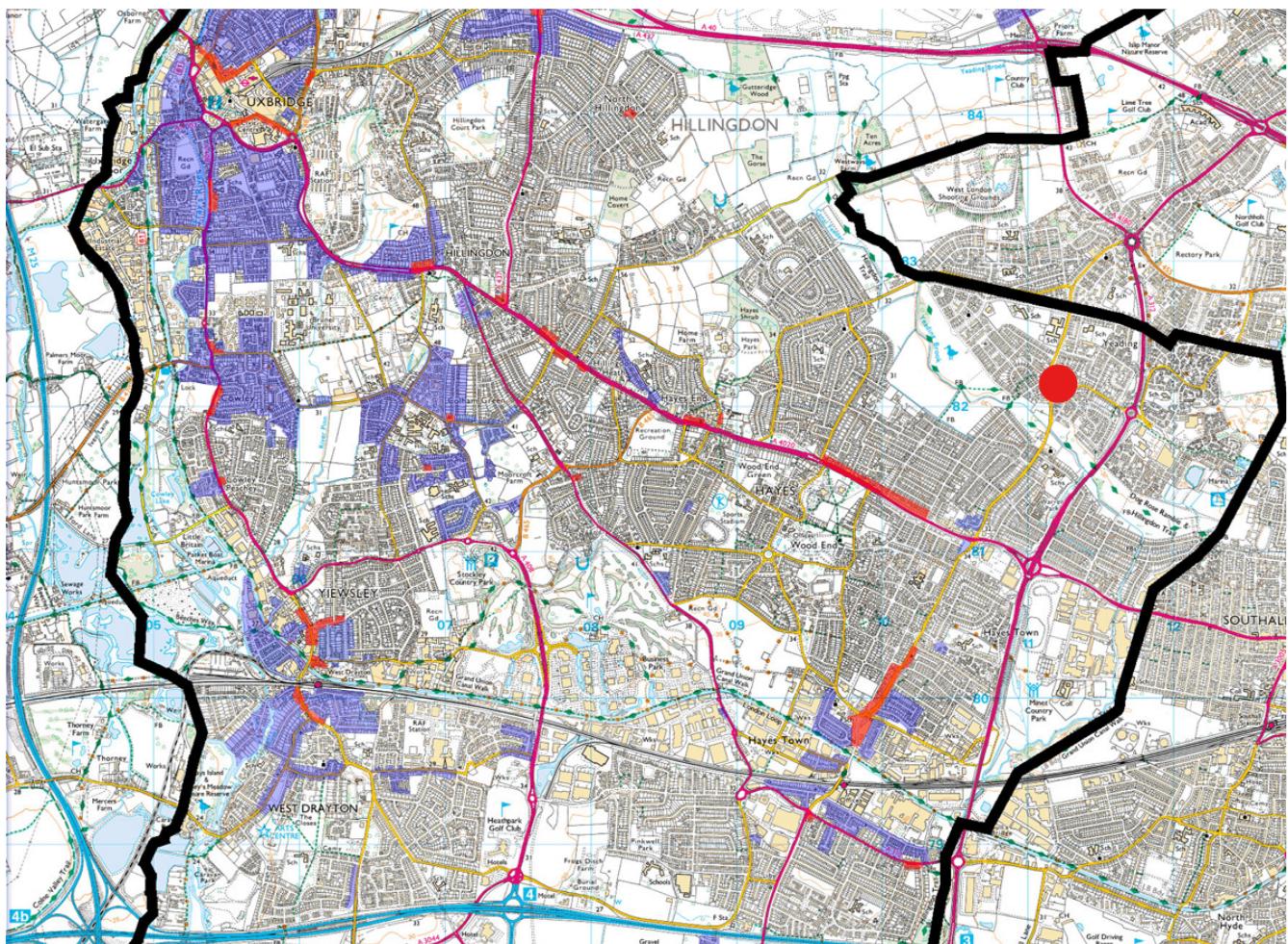
To conclude, given the nature of HMO living, the provision of the local bus network, the secure cycle storage and the opportunity to use a car club if needed, the proposed development is not considered to materially harm the local highway network and therefore should not warrant a refusal.

## APPENDIX 1: Hillingdon Council Parking Management Scheme map.

The red dot denotes to location of the application site. Note there is no Parking Management Scheme in place within 1km of the site.

### KEY

- = Borough Boundary
- = Parking Management Schemes
- = Stop & Shop Parking Schemes





## **APPENDIX 2: BUS ROUTES**

The following pages are the local bus routes within 50M of the application site.

<b>I40</b>	Millington Road
K	Falrey Corner
L	Hayes & Harlington Station
M	Clayton Road
P	Hayes Town Centre
Y	Fairdale Gardens
W	East Way
V	Avondale Drive
U	Precinct Road
T	Hesa Road
P	Hayes / the Grapes
A	Shaftesbury Waye
E	Yeadng Lane / Willow Tree Lane
F	Barnhill Community High School
K	Kingshill Avenue
N	Yeadng / Tangmere Gardens
V	Yeadng / White Hart Roundabout
T	Sycamore Close
T	Target Roundabout
TH	Kingston Close
Td	Alderney Gardens
C	Moat Farm Road
A	Northolt Station
E	Castle Road
N4	Wood End Lane
NB	Danemead Grove
NC	Northolt Park Station
ND	St Gabriel's Church
H	Corbins Lane
F	South Harrow Station
RD	Grange Road
WP	Dudley Road
WR	Shaftesbury Avenue
WS	Treve Avenue
WT	Lascelles Avenue
XI	St Georges Centre
A	Harrow Bus Station
T	Harrow Town Centre

## I40 Towards Harrow Weald, Bus Garage

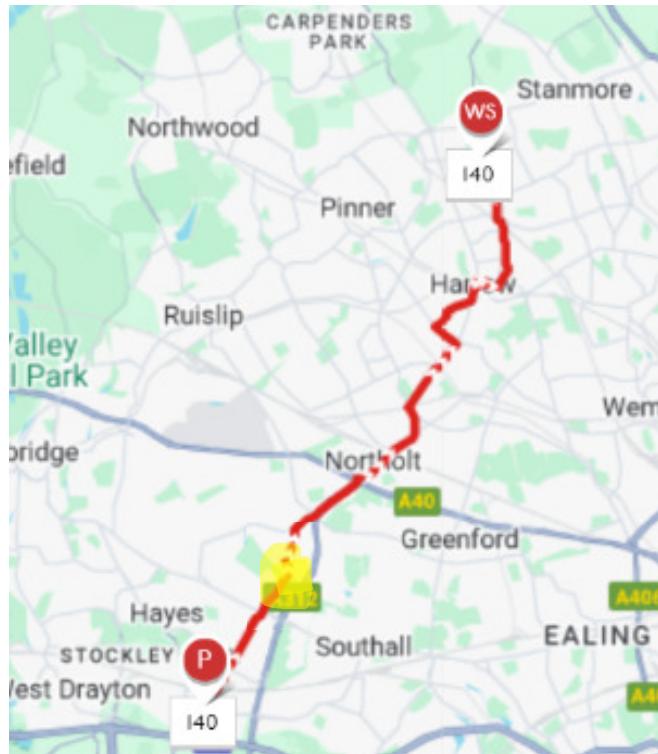
From: Millington Road To: Long Elmes

### 140 BUS ROUTE:

#### FROM MILLINGTON ROAD TO LONG ELMES.

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
  - Hayes & Harlington Station
  - Hayes Town
  - Barnhill Community School
  - Northolt Library
  - Northolt Station
  - S. Harrow Station
  - Harrow Bus Station
  - Harrow & Wealdstone Station

R	Harrow Town Centre / Sheepcote Road
W	Safari Cinema
K	Harrow Civic Centre / Harrow Mosque
N	Harrow & Wealdstone Station
G	The Wealdstone Centre
C	Wealdstone Baptist Church
WP	Salvatorian College / St Joseph's Church
WS	Long Elmes



696	Conway Drive
696	Glamis Crescent
696	Pinkwell Park
696	Pinkwell Infant School
696	Pinkwell Junior School
696	Ross Close
696	Waltham Avenue
696	Guinness Close
696	Pinkwell Avenue
696	Clement Gardens
696	Redmead Road
696	Millington Road
696	Fairey Corner
696	Hayes & Harlington Station
696	Clayton Road
696	Hayes Town Centre
696	Fairdale Gardens
696	East Way
696	Avondale Drive
696	Precinct Road
696	Hesa Road
696	Central Avenue
696	Belmore Parade
696	Church Road
696	Uxbridge County Court
696	Whittington Avenue
696	Balmoral Drive
696	Fairholme Crescent
696	The Brook House
696	Kingshill Close
696	Townson Avenue
696	Gurney Road
696	Kingshill Avenue
696	Barnhill Community High School
696	Reynolds Road
696	Homefield Close
696	Pendula Drive
696	Paddington Close
696	Kingsash Drive
696	Berrydale Road
696	Aspen Lane
696	Broadmead Road
696	Wayfarer Road
696	Yeading Lane
696	Old Ruislip Road
696	Harvey Road
696	Polish War Memorial

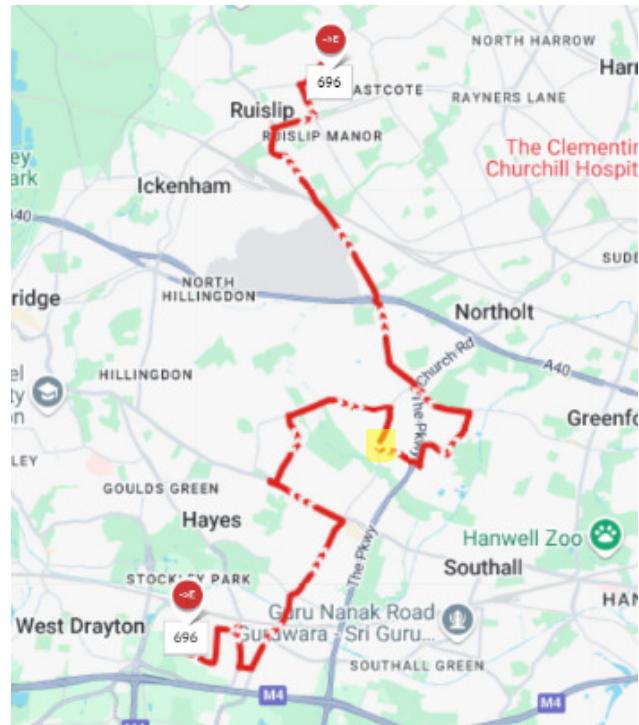


### E696 BUS ROUTE:

#### FROM CONWAY DRIVE TO HUME WAY.

- BUS STOP IS DIRECTLY OPPOSITE APPLICATION SITE (BUS STOP D) OR 1 MINUTE WALK A ROUND THE CORNER (BUS STOP E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
  - Hayes & Harlington Station*
  - Hayes Town*
  - Uxbridge County Court*
  - Barnhill Community High School*
  - Polish War Memorial*
  - RAF Northolt*
  - Ruislip Gardens Station*
  - Ruislip Manor Station*

696	Station Approach
696	R A F Northolt
696	Ruislip Gardens Station
696	Berkeley Close
696	Northdown Close
696	Grosvenor Vale
696	Ruislip Rugby Football Club
696	Ruislip Manor Station
696	West Hatch Manor
696	Hume Way



<b>697</b>	Whittington Avenue
→N	Balmoral Drive
Q	Fairholme Crescent
G	The Brook House
H	Kingshill Close
J	Townson Avenue
→E	Gurney Road
J	Kingshill Avenue
C	Barnhill Community High School
C	Yeading Lane / Willow Tree Lane
B	Shaftesbury Waye
Q	Hayes / the Grapes
O	Central Avenue
M	Belmore Parade
K	Church Road
F	Uxbridge County Court
B	Rosedale Park
xe	Park Road
xr	Hayes End
xH	Morgans Lane
xJ	West Drayton Road
UH	New Road
W	Hillingdon Heath / Lees Road
UK	Hillingdon Primary School
US	Crescent Parade
UT	Clifton Gardens
→N	Oak Farm Library
→N	Grosvenor Crescent
A	Hillingdon Station
→N	Swakeleys Drive
→N	Douay Martyrs School
D	Ickenham Station

**697**

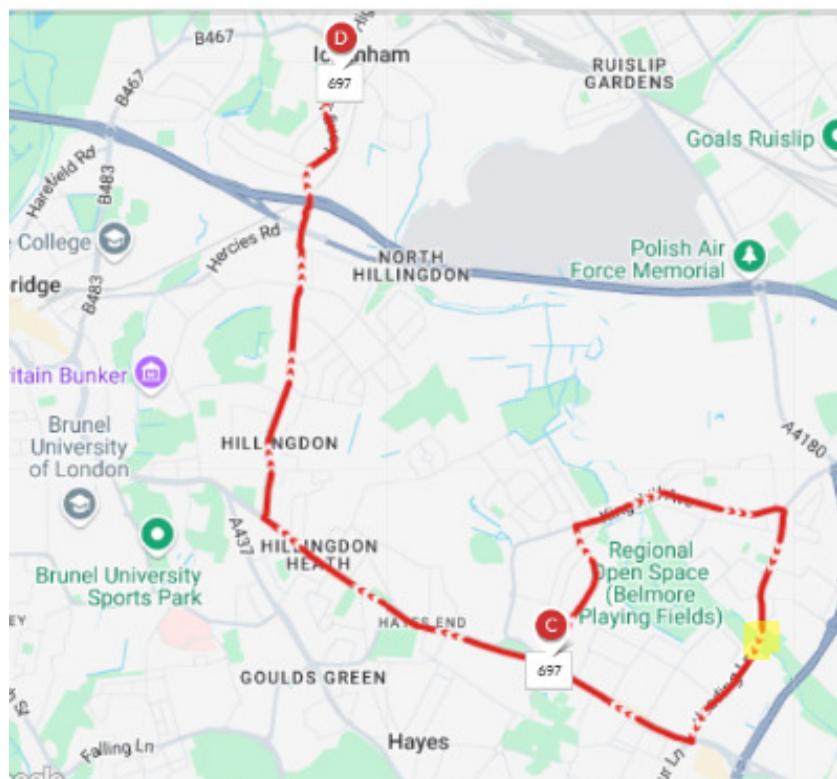
## Towards Ickenham

From: Whittington Avenue To: Ickenham Station

### 697 BUS ROUTE:

#### FROM WHITTINGTON AVE. TO ICKENHAM STATION.

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATONS THE BUS STOPS AT:
  - Hayes End Lansbury Drive
  - Yeading
  - Hayes End
  - Hillingdon Station
  - Ickenham Station.

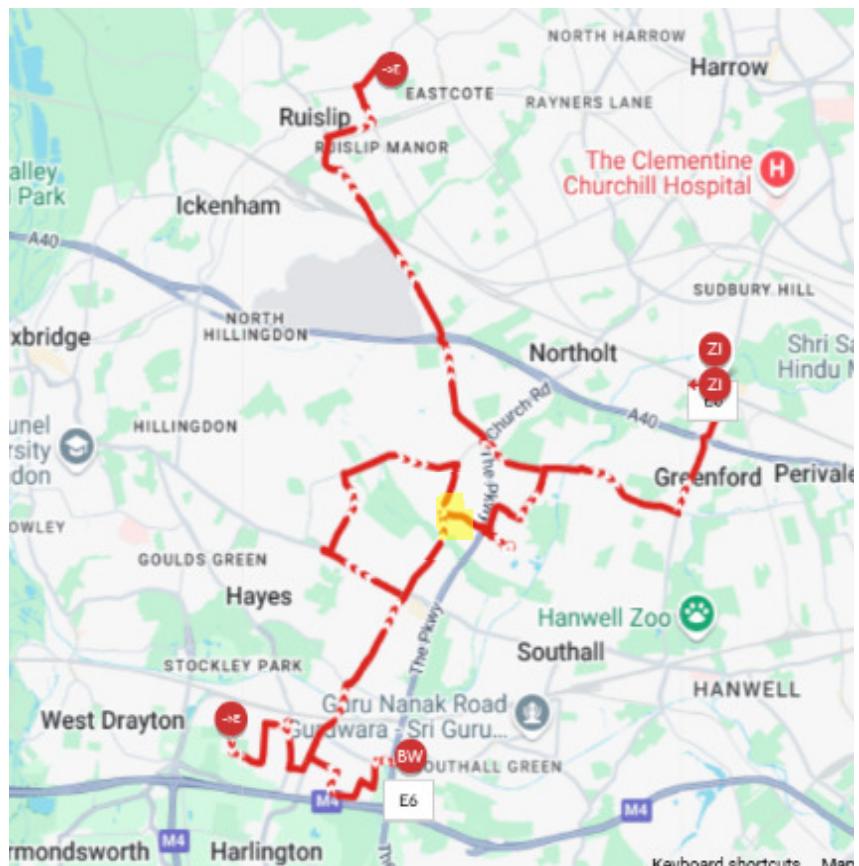


<b>E6</b>	Bulls Bridge Tesco
→S	Roseville Road
→W	Crowland Avenue
→S	Crowland Avenue
→U	Redmead Road
→P	Millington Road
→K	Fairey Corner
→L	Hayes & Harlington Station
→M	Clayton Road
→P	Hayes Town Centre
→Y	Fairdale Gardens
→W	East Way
→V	Avondale Drive
→U	Precinct Road
→T	Hesa Road
→P	Hayes / the Grapes
→A	Shaftesbury Waye
→D	Reynolds Road
→E	Homefield Close
→E	Jollys Lane
→E	Yeading Tesco
→E	Yeading Retail Park
→N	Pendula Drive
→N	Paddington Close
→E	Kingsash Drive
→N	Berrydale Road
→A	Aspen Lane
→E	Broadmead Road
→F	Adrienne Avenue
→G	Greenford High School
→H	Eastmead Avenue
→H	Pembroke Road
→J	Greenford Broadway
→W	Ruislip Road East
→X	Costons Lane
→E	Cowgate Road
→G	Ingram Way / Bridge Hotel
→H	Uneeda Drive
→E	Greenford Station
<b>E6</b>	

## E6 BUS ROUTE:

### FROM BULLS BRIDGE TESCO TO GREENFORD STATION.

- BUS STOP IS DIRECTLY OPPOSITE APPLICATION SITE (BUS STOP D) OR 1 MINUTE WALK A ROUND THE CORNER (BUS STOP E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
  - *Greenford Station Rockware Avenue*
  - *Greenford Broadway*
  - *Greenford High School*
  - *Yeading Tesco*
  - *Yeading Retail Park*
  - *Hayes The Grapes*
  - *Hayes Town Centre*
  - *Hayes & Harlington Station*
  - *Bull's Bridge Tesco*



**SL9**

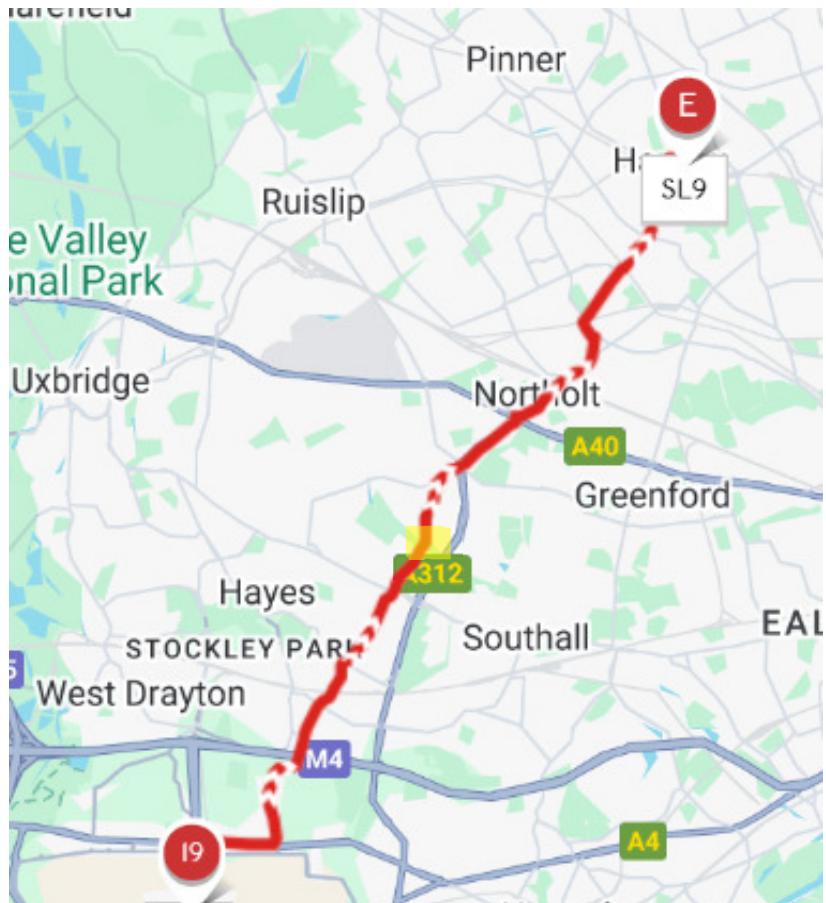
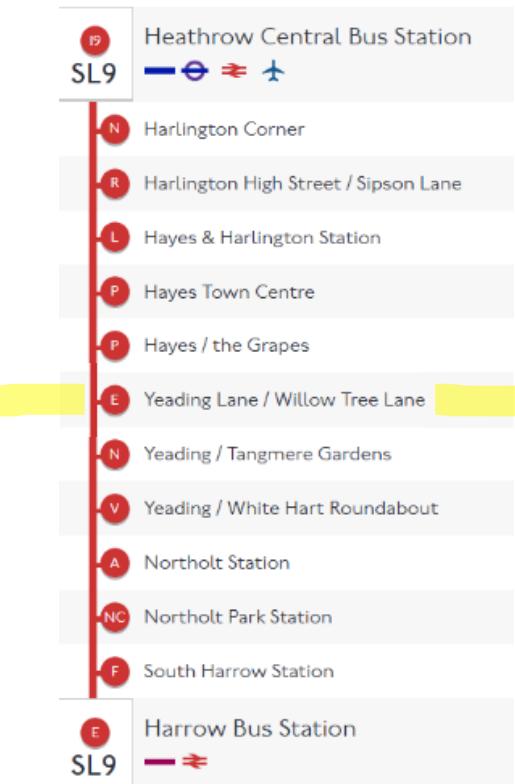
# Superloop bus towards Harrow Bus Station

From: Heathrow Central Bus Station To: Harrow Bus Station

## SL9 SUPERLOOP BUS ROUTE:

### FROM HEATHROW CENTRAL TO HARROW BUS STATION

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
  - Harrow Bus Station
  - South Harrow Station
  - Northolt Park Station
  - Yeading White Hart
  - Yeading Silston Close
  - Yeading Tangmere Gardens
  - Yeading Lane Willow Tree Lane
  - Hayes The Grapes
  - Hayes Town Centre
  - Hayes and Harlington Station.
  - Harlington High Street
  - Harlington Corner.

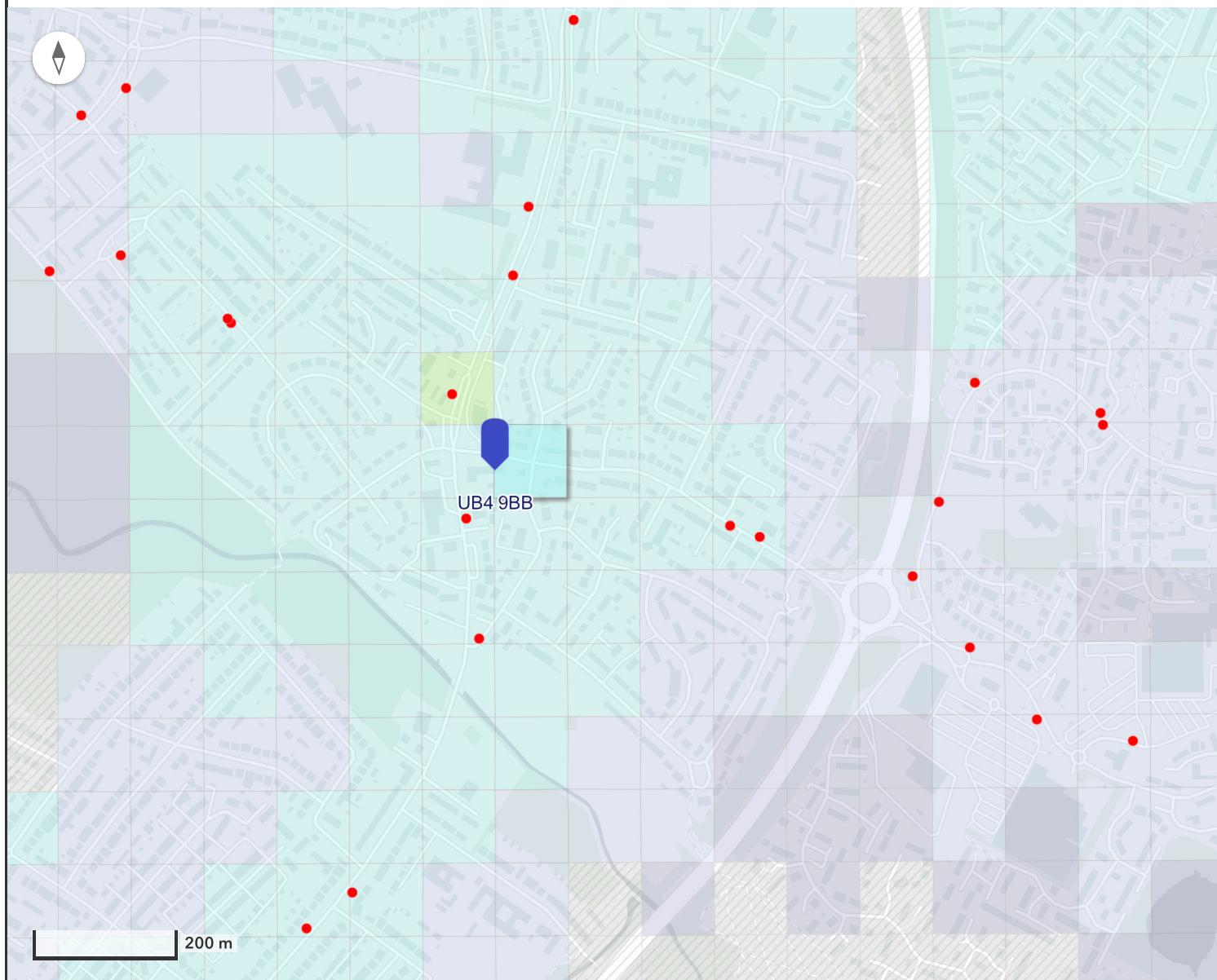




### **APPENDIX 3: PTAL REPORT**

The following pages is the PTAL report downloaded from the Transport For London website.

# PTAL Report



TfL Stations

Underground Stations

National Rail Stations



Bus Stops



Elizabeth Line Stations



DLR Stations

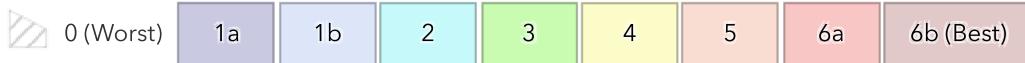


Overground Stations



Tramlink Stations





## PTAL 2023 Score

2

Grid ID: 88701

Coordinates: 511245,182152 (BNG)

## Calculation Parameters

Day of Week: Monday-Friday

Time Period: AM Peak

Walk Speed: 4.8 km per hour

Bus Walk Access Time Threshold: 8 mins

Rail Walk Access Time Threshold: 12 mins



Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Shakespeare Avenue	140	7.50	191.29

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Reynolds Road	E6	4.67	56.10

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Shakespeare Avenue	SL9	5.00	191.29

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Stratford Road	E9	4.67	498.85